

THREE CHIMNEYS

KENT



Three Chimneys Biddenden, Kent TN27 8HA

The charming Victorian cottage, with later additions, sits within stunning manicured gardens and enjoys far reaching countryside views. The cottage is conveniently located between the villages of Sissinghurst and Biddenden with easy access to the mainline station at nearby Headcorn.

The accommodation consists of a double aspect sitting room with fireplace, a triple aspect kitchen/breakfast room with a door to the garden, utility/cloakroom and a boot room with doors leading to the garden on the ground floor.

On the first floor there are four bedrooms, each with a countryside view and a family bath/wet room.

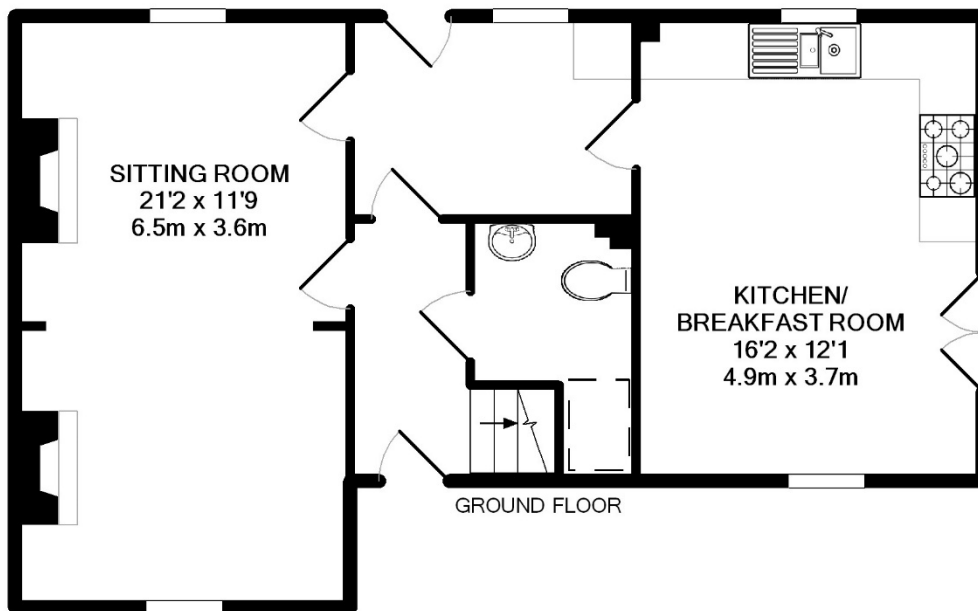
Outside a sweeping drive provides ample off road parking and adjoins a sculpted lawn bordered with mature hedging. The enclosed garden to the rear is laid predominantly to lawn interspersed with mature trees and shrubs, flower beds and a terrace. Within the garden there is a brick outbuilding and garden store.

- Charming Victorian Cottage
- Double Aspect Sitting Room
- Triple Aspect Kitchen/Breakfast Room
- Four Bedrooms
- Family Bath/Wet Room
- Stunning Gardens
- Ample Off Road Parking
- Cranbrook School Catchment Area









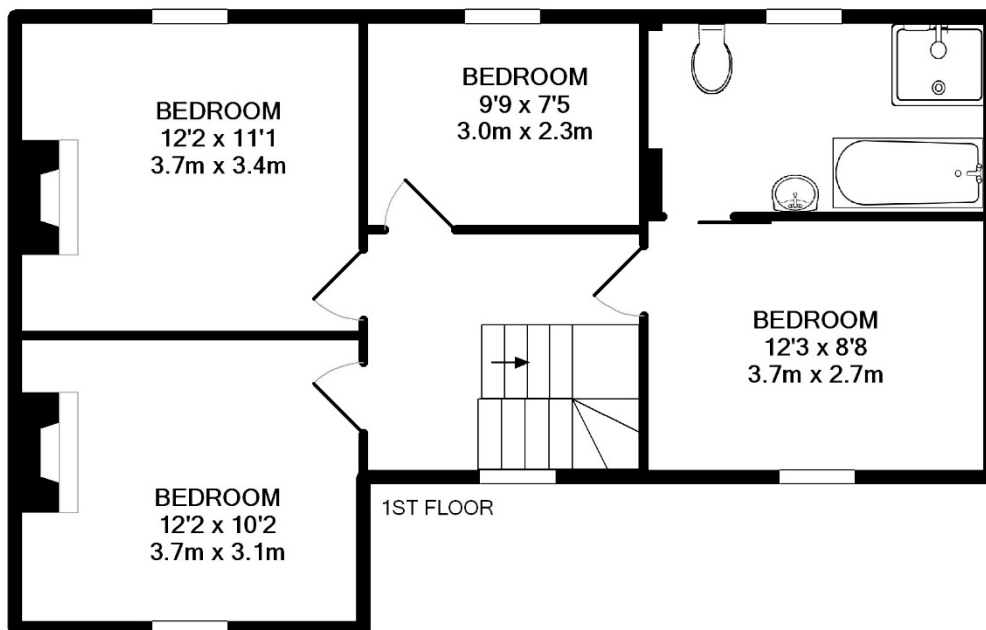
TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1146.4SQ.FT. (106.5SQ.M)

(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Performance Certificate



2 Farm Cottages Three Chimneys, Biddenden, ASHFORD, TN27 8HA

Dwelling type: Semi-detached house
Date of assessment: 11 April 2017
Date of certificate: 15 April 2017
Reference number: 9398-0044-7204-5713-2944
Type of assessment: RdSAP, existing dwelling
Total floor area: 128 m²

Use this document to:

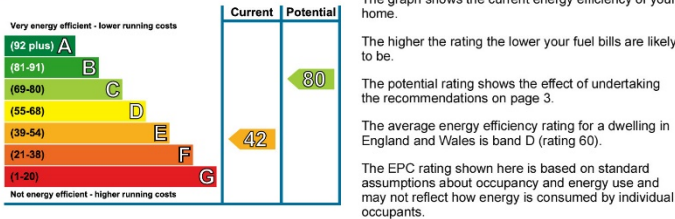
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,545
Over 3 years you could save	£ 1,146

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 246 over 3 years	
Heating	£ 3,369 over 3 years	£ 2,652 over 3 years	
Hot Water	£ 828 over 3 years	£ 501 over 3 years	
Totals	£ 4,545	£ 3,399	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 234
2 Low energy lighting for all fixed outlets	£20	£ 84
3 Solar water heating	£4,000 - £6,000	£ 333

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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SERVICES

Mains electricity and water. LPG for heating and cooking. Private drainage.

Tunbridge Wells Borough Council - Council Tax Band E

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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